



## Elegant 3 Bedroom Villa - Pernera, Famagusta



### Στοιχεία μεσίτη

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Όνομα:            | Thekla Papouri                                                                             |
| Email:            | info@elegantcyprusproperties.com                                                           |
| Όνομα εταιρείας:  | Elegant Cyprus Properties                                                                  |
| Χώρα:             | Cyprus                                                                                     |
| Experience since: | 2000                                                                                       |
| Τύπος υπηρεσίας:  | Selling a Property                                                                         |
| Specialties:      | Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other       |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other |
| Τηλέφωνο:         | +357 (999) 730-34                                                                          |
| Languages:        | English, Greek                                                                             |
| Site:             | <a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>      |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | EUR 430,000 |

### Τοποθεσία

|               |            |
|---------------|------------|
| Χώρα:         | Cyprus     |
| Δημοσιεύθηκε: | 25/11/2025 |
| Περιγραφή:    |            |

This magnificent villa is located in Pernera, Famagusta.

Pernera is a small coastal village located in the Famagusta district of Cyprus. With its pristine beaches and crystal-clear waters, Pernera is a popular destination for those seeking a peaceful and idyllic lifestyle. The village offers a range of amenities, including shops, restaurants, and cafes, making it an ideal location for both permanent residents and holidaymakers. Pernera is also just a short drive away from the bustling town of Protaras, with its array of entertainment options and nightlife.



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This stunning 3 bedroom villa offers the ultimate luxury living experience with high-quality finishes and modern fixtures throughout. It is part of a new development consisting of 6 villas in total. Perfectly situated within a short walk to the beach, shops, and amenities, and just a 5 minute drive to the city centre, this villa offers both convenience and privacy. A number of optional extras are available including central heating, a fireplace, covered parking, and a security system.

The ground floor boasts an open plan living, dining, and kitchen area that seamlessly blends the living space, making it perfect for quality family time or entertaining guests. The space is filled with natural light from the large patio doors which also lead out to the garden. There is a guest toilet on this floor for added convenience.

Upstairs, the master bedroom comes with en suite facilities. There are two additional bedrooms and a shared bathroom to complete this floor.

Step outside and enjoy the glorious Cyprus sun from the private garden and swimming pool, the perfect place to unwind and soak up the Mediterranean lifestyle. There is also the option to add a roof garden, which will provide panoramic views of the surrounding area.

The perfect real estate choice for those seeking a modern and private home in a desirable location.

## Features:

- Optional Roof Garden
- Provision for electric car charging
- Optional Covered Parking
- Optional Fireplace
- Optional Security System
- Optional Central Heating



- Solar panels
- Thermal insulation
- Gated Community

## Distances:

- Short walk to the beach
- Walking distance to shops and amenities
- 5 minutes' drive to city center
- 40 minutes' drive to Larnaca international Airport

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 3       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 138 τ.μ |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms



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Date Available:

## Contact information

IMLIX ID:

IX7.940.036

